050.0	0008	0001.A	1 of 1	Apartment
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	21,379,900	/	21,379,900
USE VALUE:	21,379,900	/	21,379,900
ASSESSED:	21,379,900	/	21,379,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		WINSLOW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ARLINGTON HOUSING AUTHORITY	
Owner 2:	WINSLOW TOWERS	
Owner 3:		
Street 1:	4 WINSLOW ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: N

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 43,900 Sq. Ft. of land mainly classified as Housing Auth with a Apt- Hi Rise Building built about 1968, having primarily Brick Exterior and 97200 Square Feet, with 136 Units, 136 Baths, 0 3/4 Bath, 0 HalfBath, 408 Rooms, and 136 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
970	43900.000	13,151,900		8,228,000	21,379,900
Total Card	1.008	13,151,900		8,228,000	21,379,900
Total Parcel	1.008	13,151,900		8,228,000	21,379,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 219.96 | /Parcel: 219.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

35296

GIS Ref

GIS Ref

Insp Date

05/02/00

!4244!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 050.0-0008-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	970	FV	12,585,900	0	43,900.	7,480,000	20,065,900	20,065,900	Year End Roll	12/18/2019
2019	970	FV	10,463,400	0	43,900.	7,480,000	17,943,400	17,943,400	Year End Roll	1/3/2019
2018	970	FV	10,463,400	0	43,900.	7,480,000	17,943,400	17,943,400	Year End Roll	12/20/2017
2017	970	FV	9,755,900	0	43,900.	6,120,000	15,875,900	15,875,900	Year End Roll	1/3/2017
2016	903	FV	9,755,900	0	43,900.	6,120,000	15,875,900	15,875,900	Year End	1/4/2016
2015	903	FV	8,694,700	0	43,900.	5,168,000	13,862,700	13,862,700	Year End Roll	12/11/2014
2014	903	FV	8,694,700	0	43,900.	5,168,000	13,862,700	13,862,700	Year End Roll	12/16/2013
2013	903	FV	8,694,700	0	43,900.	5,168,000	13,862,700	13,862,700		12/13/2012

PRINT

Date	Time
12/10/20	19:17:28

LAST REV

Date	Time
12/12/19	15:51:56

danam

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 4244

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	7018-114		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	35296
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/13/2019	875	Telecomm	36,000	O				
5/17/2018	646	Manual	30,000	C				
1/22/2018	71	Alterati	70,000	C				
11/16/2016	1403	Manual	60,000	C				
5/19/2016	637	Re-Roof	180,650					new roof system
3/8/2016	246	Demoliti						remove antennas
6/23/2015	777	Manual	17,500		6/23/2015			Add 3 antennae to
10/9/2014	1329	Manual						Add new antennas.
9/29/2014	1269	Alterati	8,500		9/29/2014			Swap out 6 antenna
9/7/2012	1137	Manual	8,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
4/11/2013	Info Fm Prmt	EMK	Ellen K
6/3/2010	Info Fm Prmt	BR	B Rossignol
5/2/2000	Measured	263	PATRIOT
8/1/1983		SL	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
970	Housing Auth		43900		Sq. Ft.	Site		0	0.	0.00	AA																
970	Housing Auth		136		No. of Un	Site		0	60,500.	1.00	AA									8,228,000						8,228,000	

Total AC/HA:	1.00781	Total SF/SM:	43900	Parcel LUC:	970	Housing Auth	Prime NB Desc:	APT AVG	Total:	8,228,000	Spl Credit		Total:	8,228,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	84 - Apt- Hi Rise		
Sty Ht:	11 - 11 Story		
(Liv) Units:	136	Total:	136
Foundation:	6 - Slab		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1968	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath	136	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	136	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	30.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	30	%

CALC SUMMARY

Basic $ / SQ:	168.00
Size Adj.:	0.80000001
Const Adj.:	0.97725862
Adj $ / SQ:	131.344
Other Features:	1360000
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	18788374
Depreciation:	5636512
Depreciated Total:	13151862

COMMENTS

1970.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	40	BRs:	13	Baths:	13	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
136	3	1	
Totals			
136	408	136	

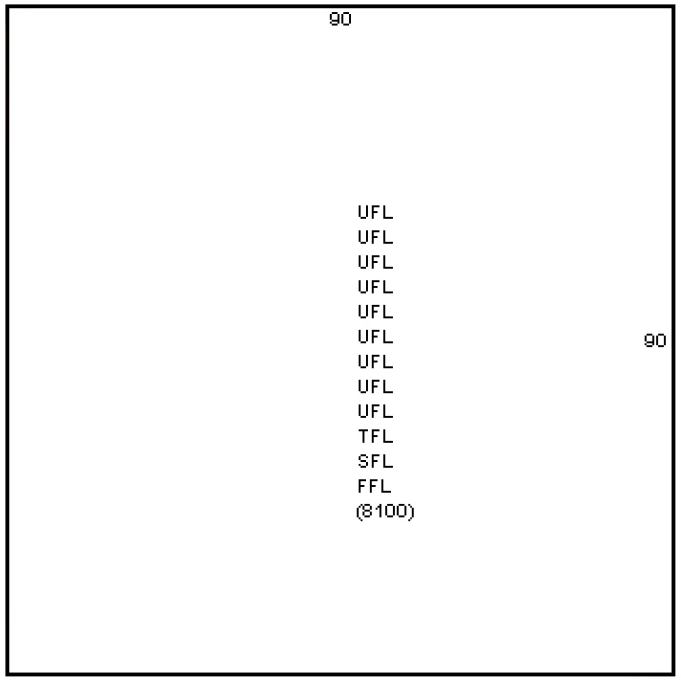
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	174.69
Special Features:	0	Val/Su Net:	135.31
Final Total:	13151900	Val/Su SzAd	135.31

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
UFL	Upper Floor	72,900	131.340	9,574,947
FFL	First Floor	8,100	131.340	1,063,883
SFL	Second Floor	8,100	131.340	1,063,883
TFL	Third Floor	8,100	131.340	1,063,883
	Net Sketched Area:	97,200	Total:	12,766,596
Size Ad	97200	Gross Are	97200	FinArea 97200

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

050.0-0008-0001.A

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:		Total Special Featues:		Total:	